

MEMORANDUM

June 1, 1972

14

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 6/6/72

Petitions Nos. Z-2472-2473
Rossano Construction Co., Inc.
Daniel A. Rossano
401 Border Street & 72-74
Marginal Street, East Boston

Petitioner seeks two conditional uses and eleven variances to erect a four story 59 unit apartment dwelling for the elderly, and for a change of occupancy from office building to 16 unit apartment dwelling for the elderly and office in a light manufacturing (M-1) district. The proposal violates the code as follows:

<u>401 Border Street</u>		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A 59 unit apartment dwelling is conditional in an M-1 district.		
Section 10-1.	Parking not allowed in front yard.		
Section 15-1.	Floor area ratio is excessive.	1.0	1.7
Section 16-1.	Height of building is excessive.	2 stories 35 feet	4 stories 39 feet
Section 18-1.	Front yard is insufficient (Border Street).	20 ft.	6 ft.
Section 18-3.	Corner traffic visibility is insufficient.		
Section 18-4.	Front yard is insufficient (White Street).	20 ft.	10 ft.
Section 23-1.	Off street parking is insufficient.	53 spaces	6 spaces

72-74 Marginal Street

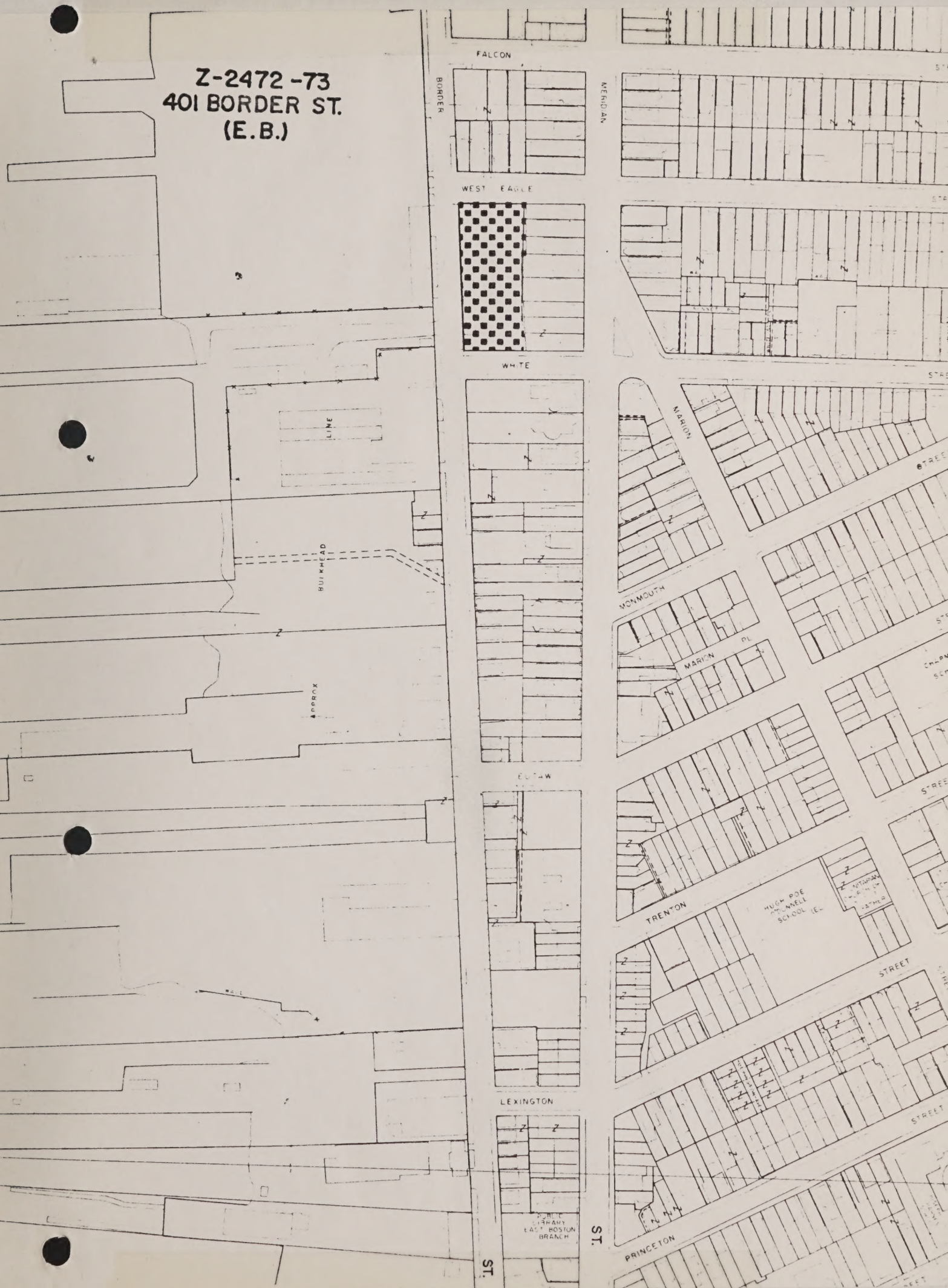
Section 8-7.	A 16 unit apartment dwelling is conditional in an M-1 district.		
Section 15-1.	Floor area ratio is excessive.	1.0	2.8
Section 16-1.	Height of building is excessive.	2½ stories 35 feet	6 stories 75 feet
Section 18-1.	Front yard is insufficient.	20 ft.	0
Section 23-1.	Off street parking is insufficient.	17 spaces	5 spaces

The property, located on Border Street between White and West Eagle Streets, contains one story row garages and a two story contractor's office; the property on Marginal Street at the intersection of Orleans Street, contains the five story former U.S. Treasury Immigrants home. The comprehensive development would include one and two bedroom units, roof garden and community facilities. The staff recommends the following: that all development and rehabilitation plans be submitted to the Authority for design review approval; that the developer demonstrate commitments from the Boston Housing Authority; that additional off-street parking be supplied.
Recommend approval with provisos.

Board of Appeal Referrals Z-2472-2473

VOTED: That in connection with Petitions Nos. Z-2472-2473, brought by Daniel A. Rossano, 401 Border Street & 72-74 Marginal Street, South Boston, for two conditional uses and eleven variances to erect a four story 59 unit apartment dwelling for the elderly and for a change of occupancy from office building to 16 unit apartment dwelling for the elderly and office in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following conditions: that all development and rehabilitation plans be submitted to the Authority for design review approval; that the developer demonstrate commitments from the Boston Housing Authority; that additional off-street parking be supplied.

Z-2472 -73
401 BORDER ST.
(E.B.)





Z-2472-73
72-74 MARGINAL ST.
(E.B.)

Board of Appeal Referrals 6/1/72

Hearing Date: 8/15/72

Petition No. Z-2485
K & G Inc., Kens Pub
1228-1230 Commonwealth Avenue,
Allston

Petitioner seeks a forbidden use and two variances for a change of occupancy from six apartments, bank and retail store to six apartments, bank, restaurant and lounge in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A restaurant providing dancing or entertainment or both is forbidden in an L-1 district.		
Section 15-1. Floor area ratio is excessive.	1	4
Section 23-2. Off street parking not provided.	8	0

The property, located on Commonwealth Avenue at the intersection of Harvard Avenue, contains a four story commercial-residential structure. The street level restaurant-bar has existed for many years; a proposed basement lounge would provide accommodations for 52 patrons. The staff recommends that the petitioner provide space, through purchase or lease, for off-street parking facilities. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2485, brought by K & G Inc., Kens Pub, 1228-1230 Commonwealth Avenue, Allston, for a forbidden use and two variances for a change of occupancy from six apartments, bank and retail store to six apartments, bank, restaurant and lounge in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the petitioner acquire space, through purchase or lease, for off-street parking facilities.



Z-2485
1228-30 COMMONWEALTH AVE
(ALLSTON)

Board of Appeal Referrals 6/1/72

Hearing Date: 9/12/72

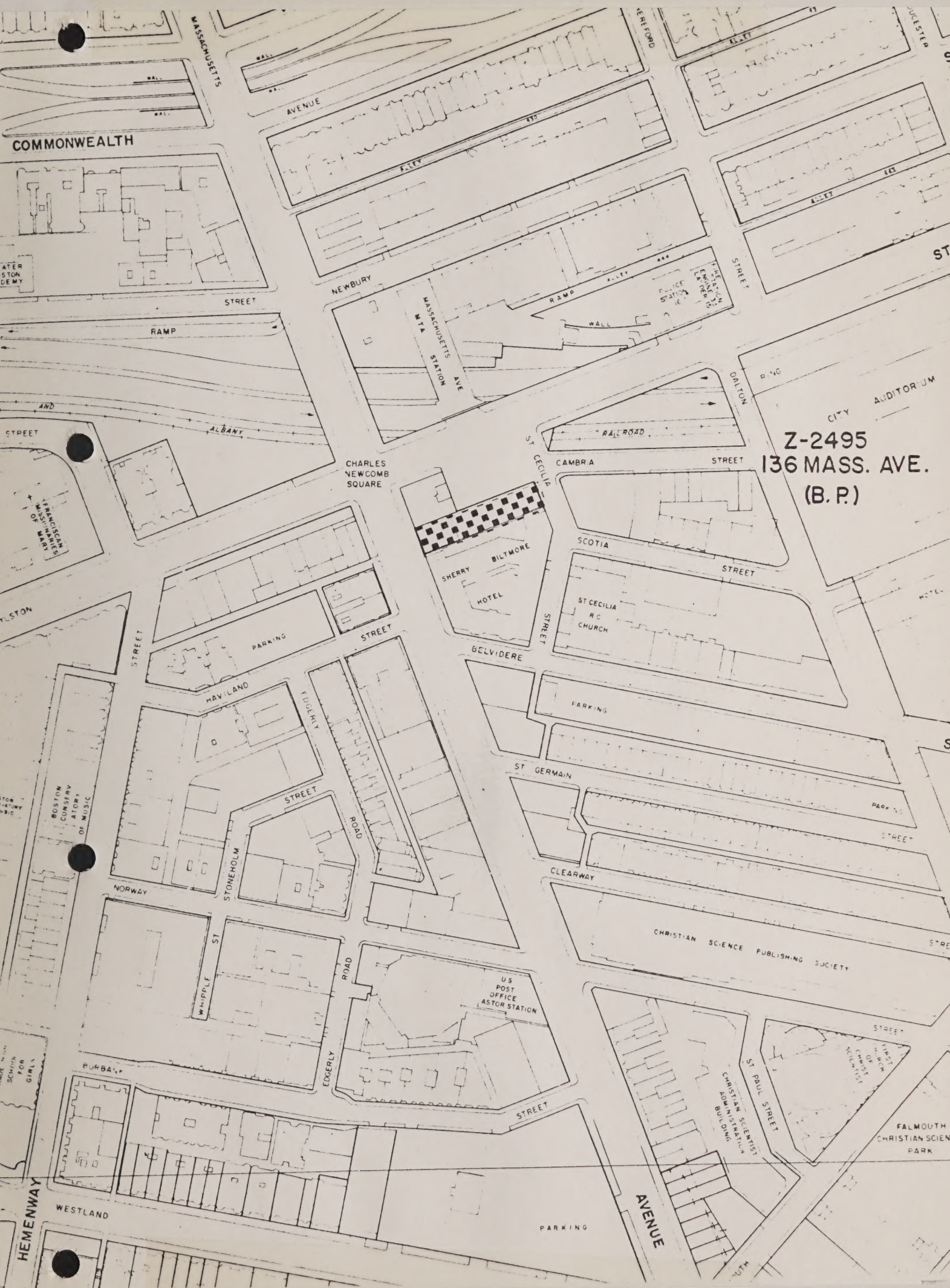
Petition No. Z-2495
Bryant & Stratton Commercial School
136 Massachusetts Avenue, Boston

Petitioner seeks a conditional use for a change of occupancy from hall, bowling alley, stores, offices and lounge to hall, classrooms, stores, offices and lounge in a general business (B-2) district. The proposal violates the code as follows:

Section 8-7. A school is conditional in a B-2 district.

The property, located on Massachusetts Avenue near the intersection of Boylston Street in the Fenway Urban Renewal Area, contains a three story masonry structure. Essentially it is proposed to convert the basement bowling alleys to classrooms and/or rehearsal halls which would be leased to the nearby Berklee College of Music. The proposal is in accord with code requirements for a conditional use. Recommend approval.

VOTED: That in connection with Petition No. Z-2495, brought by Bryant & Stratton Commercial School, 136 Massachusetts Avenue in the Fenway Urban Renewal Area, for a conditional use in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. The proposal is in accord with required code conditions.



Board of Appeal Referrals 6/1/72

Hearing Date: 7/18/72

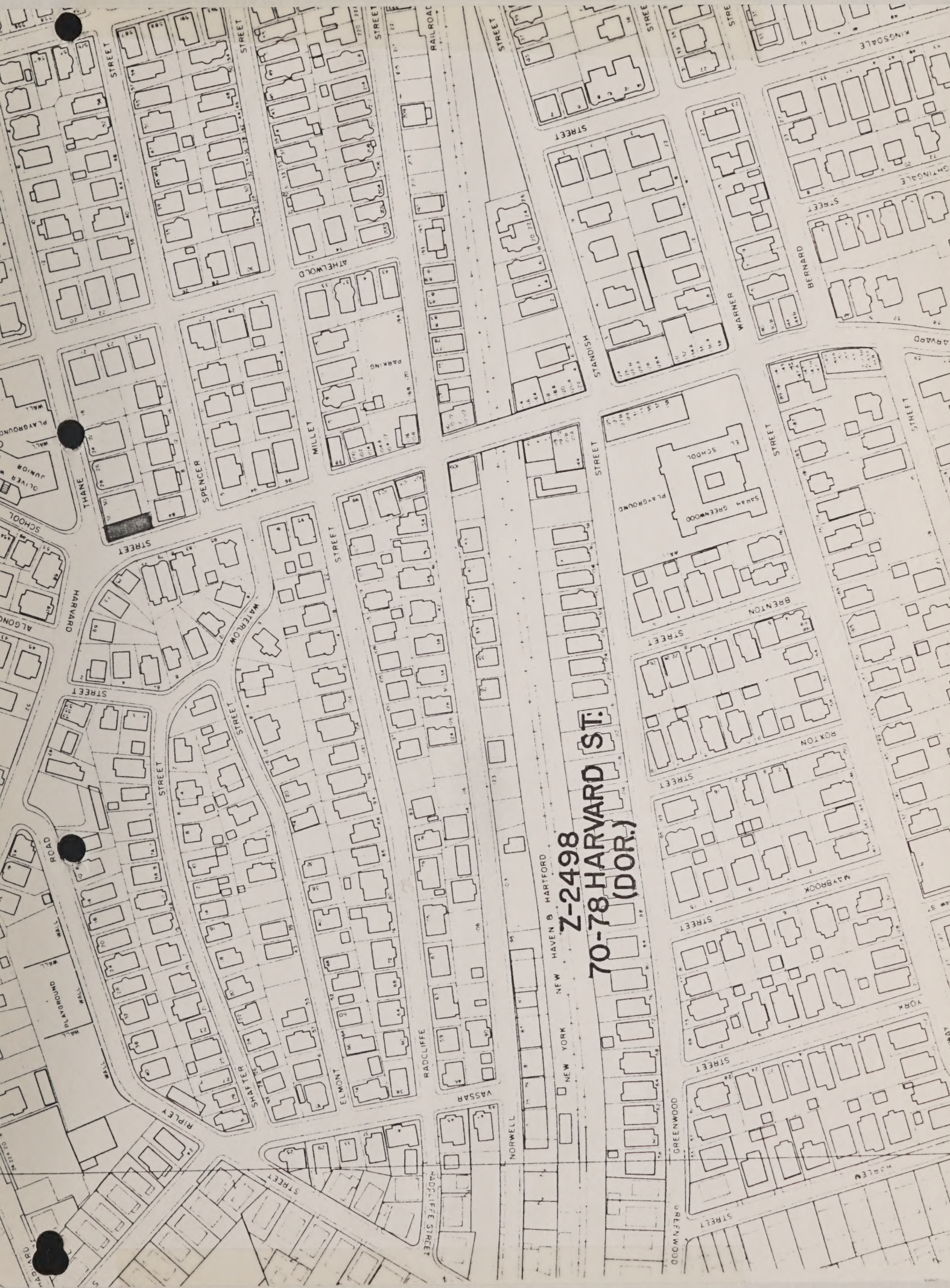
Petition No. Z-2498
Parkchester Associates
Richard A. Giesser
70-78 Harvard Street,
Dorchester

Petitioner seeks a forbidden use and two variances for a change of occupancy from four apartments and four stores to six apartments in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting the requirements of lot area and open space is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	280 sf/du
Section 17-1. Open space is insufficient.	800 sf/du	135 sf/du

The property, located on Harvard Street at the intersection of Thane Street, contains a three story masonry structure which would be substantially rehabilitated under the FHA 236 housing and rent supplement program for low-income families. Public facilities and transportation are proximate to the development.
Recommend approval.

VOTED: That in connection with Petition No. Z-2498, brought by Parkchester Associates, 70-78 Harvard Street, Dorchester, for a forbidden use and two variances for a change of occupancy from four apartments and four stores to six apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The rehabilitated structure would be utilized by low income families. Public facilities and transportation are proximate to the development.



Z-2498
70-78 HARVARD ST.
(DOR.)

NEW HAVEN & HARTFORD
NEW YORK

Board of Appeal Referrals 6/1/72

Hearing Date: 9/19/72

Petition No. Z-2500
Daniel A. Wooley, Trustee of
Ren Trust VI
115-117 Chauncy Street, 50
Essex Street & 1-9 Harrison
Avenue Extension, Boston

Petitioner seeks a variance for a change of occupancy from an office building to 77 apartments, retail accessory uses and bank in a general business (B-10) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	50 sf/du	0

The property, located on Essex Street at the intersections of Chauncy Street and Harrison Avenue Extension, contains a vacant 12 story structure. The proposed rehabilitation and apartment occupancy is consistent with the residential program of the nearby South Cove neighborhood and will further help to revitalize the immediate area. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2500, brought by Daniel A. Wooley, Trustee of Ren Trust VI, 115-117 Chauncy Street, 50 Essex Street and 1-9 Harrison Avenue Extension, Boston, for a variance for a change of occupancy from an office building to 77 apartments, retail accessory uses and bank in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that plans and documents of proposed alterations are submitted to the Authority for design review approval.

115-117 CHAUNCEY ST.
50 ESSEX ST.
-9 HARRISON AVE.
(B. P.)

115-117 CHAUNCEY ST.
50 ESSEX ST.
-9 HARRISON AVE.
(B. P.)

OYLSTON

LIOT

TRE MONT

HOLLAND

COMMON

Board of Appeal Referrals 6/1/72

Hearing Date: 6/20/72

Petition No. Z-2501

John Shemoa

International Food Service Co., Inc.

1600 Tremont Street, Roxbury

Petitioner seeks a conditional use for a change of occupancy from a gas station to a take-out restaurant in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. A take-out restaurant is conditional in an L-1 district.

The property, located on Tremont Street near Huntington Avenue at Brigham Circle, contains a vacant gas service station. The proposal does not comply with code requirements: the site is inappropriate; a similar use is located one block distant; existing congested traffic conditions would be intensified; attendant signs, noise and odors would seriously affect this residential-local business neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2501, brought by John Shemoa & International Food Service Co., Inc., 1600 Tremont Street, Roxbury, for a conditional use for a change of occupancy from a gas station to a take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposal does not meet requirements of Section 6-3: the site is inappropriate; a similar use is located one block distant; existing congested traffic conditions would be intensified; attendant signs, noise and odors would seriously affect this residential-local business neighborhood.

Board of Appeal Referrals 6/1/72

Hearing Date: 6/20/72

Petition No. Z-2502
Aaron Spencer
695-707 Columbia Road,
Dorchester

Petitioner seeks a conditional use for a change of occupancy to erect a one story take-out restaurant in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A take-out restaurant is conditional in a B-1 district.

The property, located on Columbia Road at Edward Everett Square, contains a one-story vacant frame structure. It is proposed to erect a one-story take-out "Kentucky Fried Chicken" restaurant with attendant signs and accessory customer parking. The site is inappropriate. Traffic generated by the facility would present a serious hazard to pedestrians and critically impede the flow of vehicular traffic. Recommend denial.

VOTED: That in connection with Petition No. Z-2502, brought by Aaron Spencer, 695-707 Columbia Road, Dorchester, for a conditional use to erect a one story take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The site is inappropriate. Traffic generated by the facility would present a serious hazard to pedestrians and critically impede the flow of vehicular traffic.



Z-2502
695-707 COLUMBIA RD.
(DOR.)

Board of Appeal Referrals 6/1/72

Hearing Date: 9/19/72

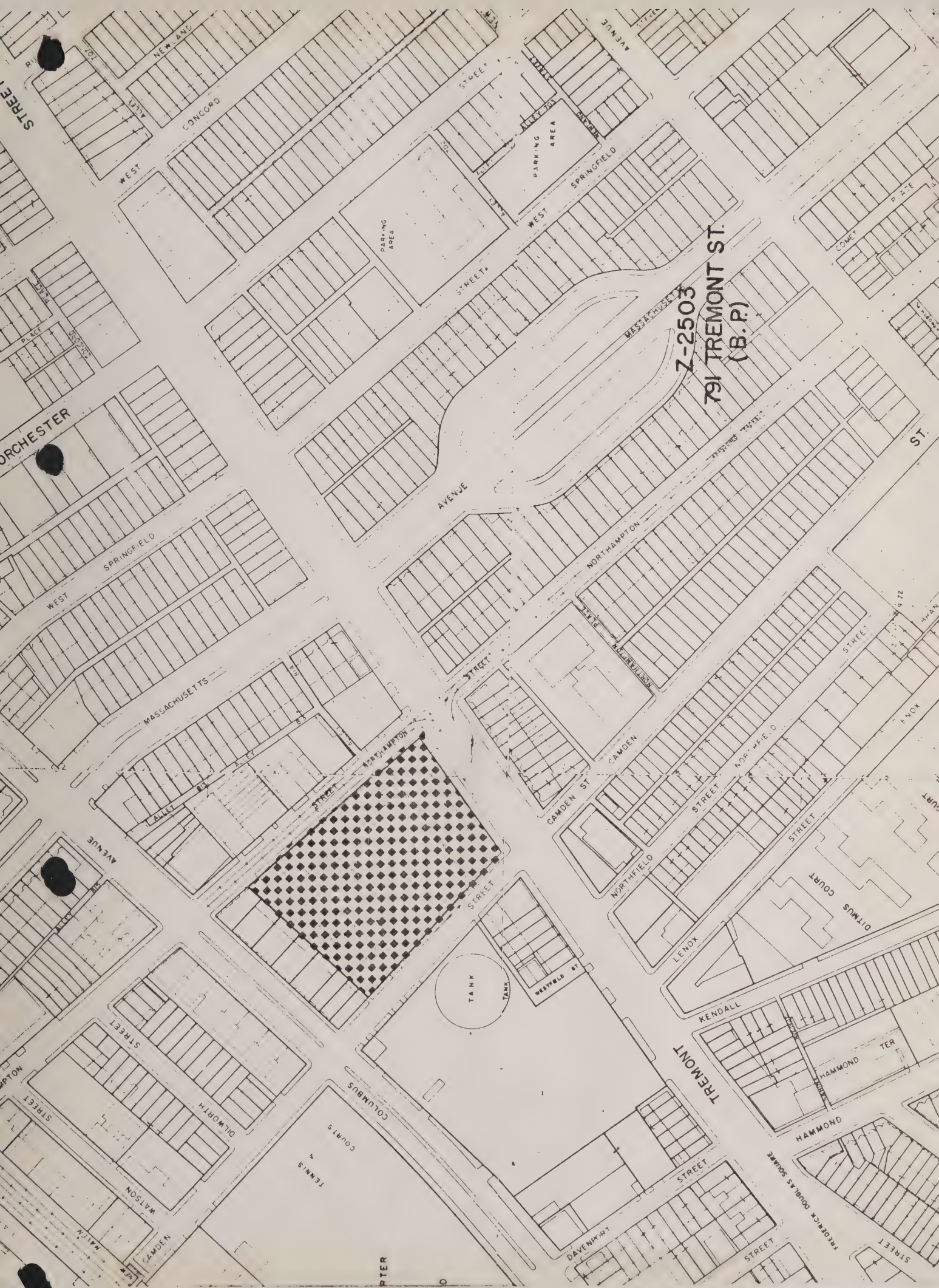
Petition No. Z-2503
Marble Realty Trust
791 Tremont Street, Boston

Petitioner seeks three conditional uses for a change of occupancy from public assembly and light manufacturing to 182 apartments, day care nursery, trade school and accessory uses in a light manufacturing (M-1) district. The proposal violates the code as follows:

- Section 8-7. A multi-family dwelling is conditional in an M-1 district.
- Section 8-7. A trade school is conditional in an M-1 district.
- Section 8-7. Accessory uses are conditional in an M-1 district.

The property, located on Tremont Street between Northampton and Camden Streets in the South End Urban Renewal Area, contains a five story structure on approximately two acres of land. A construction and permanent financing commitment has been received from MHFA. The proposal is in accord with residential objectives of the South End Urban Renewal Plan. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2503, brought by Marble Realty Trust, 791 Tremont Street, in the South End Urban Renewal Area, for three conditional uses for a change of occupancy from public assembly and light manufacturing to 182 apartments, day care agency, trade school and accessory uses in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that development plans are submitted to the Authority for design review. The proposal is in accord with the residential objectives of the South End Urban Renewal Plan.



Board of Appeal Referrals 6/1/72

Hearing Date: 6/27/72

Petitions Nos. Z-2504-2507
Christopher Trust -
H. Lewis Rapaport
6-8-10-12 Blackwood Street
Boston

Petitioner seeks four forbidden uses and twelve variances for a change of occupancy from 30 to 68 apartments in an apartment (H-2) district. The proposal violates the code as follows:

<u>6 Blackwood Street</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families increasing the floor area ratio is forbidden in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2	2.6
Section 17-1. Open space is insufficient.	150 sf/du	103 sf/du
Section 23-1. Off street parking is insufficient.	7 spaces	3 spaces

8 Blackwood Street

Same Violations

10 Blackwood Street

Same Violations

12 Blackwood Street

Same Violations

The properties, located on Blackwood Street at the intersection of St. Botolph Street, contains four, four story residential structures. Complete residential rehabilitation would be consistent with the area's general improvement program. However, the staff recommends that the proposed occupancy increase be allowed only if the petitioner provides 70% or 50 off-street parking facilities. On-street parking is an acute problem in this neighborhood. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2504-2507, brought by Christopher Trust - H. Lewis Rapaport, 6-8-10-12 Blackwood Street, Boston, for four forbidden uses and twelve variances for a change of occupancy from 30 to 68 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only if 70% or 50 off-street parking facilities are provided. On-street parking is an acute problem in this neighborhood.



Z-2504-07
6-12 BLACKWOOD ST.
(B.P.)

Board of Appeal Referrals 6/1/72

Hearing Date: 6/27/72

Petitions Nos. Z-2508-2509
Estate of Morris Galer
82 & 86 Jersey Street
Boston

Petitioner seeks two forbidden uses and six variances for a change of occupancy from 21 to 24 apartments in each building in an apartment (H-2) district. The proposal violates the code as follows:

82 Jersey Street

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families increasing the floor area ratio is forbidden in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2	2.04
Section 17-1. Open space is insufficient.	150 sf/du	109 sf/du
Section 23-1. Off street parking is insufficient.	2 spaces	0

86 Jersey Street

Same violations.

The properties, located on Jersey Street at the intersection of Peterboro Street, contains two four story and basement structures. The proposed basement units would overcrowd the structures, create light and air deficiencies and further intensify critical traffic conditions existing in this congested neighborhood. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2508-2509, brought by Estate of Morris Galer, 82 & 86 Jersey Street, for two forbidden uses and six variances for a change of occupancy from 21 to 24 apartments in each building in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposed basement units would overcrowd the structures, create light and air deficiencies and further intensify critical traffic conditions existing in this congested neighborhood.



Z-2508-09
82-86 JERSEY ST.
(B.P.)

Board of Appeal Referrals 6/1/72

Hearing Date: 6/27/72

Petition No. Z-2515
Boston Edison Company
19-27 Scotia Street
Boston

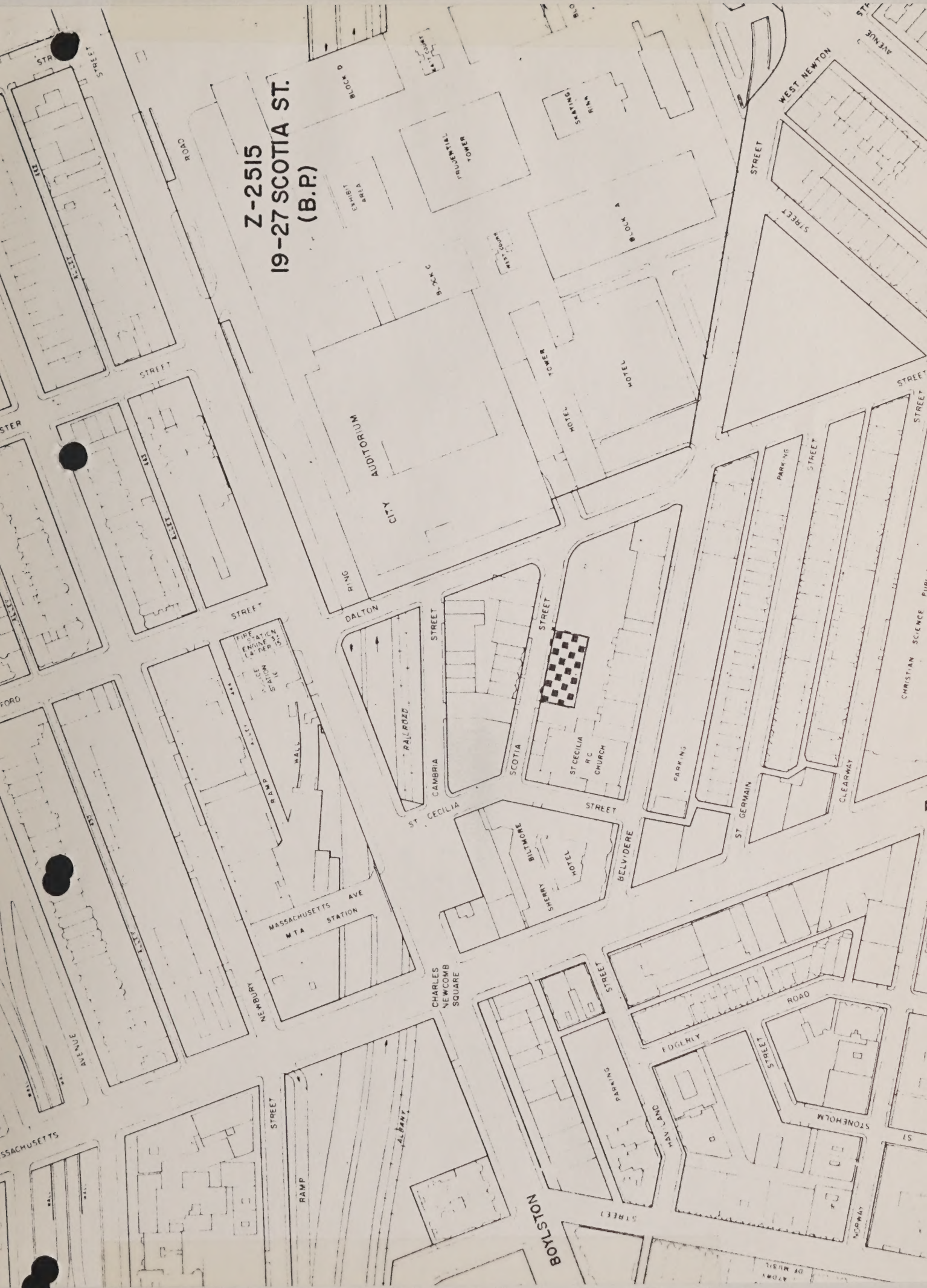
Petitioner seeks a variance to erect a two-story addition to a steam generating station in a general business (B-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-5. Rear yard is not provided.	10 ft.	0

The property, located on Scotia Street near the intersection of Dalton Street in the Fenway Urban Renewal Area, contains an electrical substation. The proposed facility will help to meet increased power demands of the surrounding areas. All but final drawings have been reviewed by the staff. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2515, brought by Boston Edison Company, 19-27 Scotia Street, Boston, for a variance to erect a two-story addition to a steam generating station in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided that final drawings including exterior elevations are submitted to the Authority for design review.

Z-2515
19-27 SCOTIA ST.
(B.P.)



MEMORANDUM

June 1, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney

SUBJECT: AUTHORIZATION TO PETITION ZONING COMMISSION FOR A
MAP AMENDMENT: "U" DESIGNATION FOR DISPOSITION PARCELS
R-9A AND R-9B, CHARLESTOWN URBAN RENEWAL AREA

Parcel R-9A of the Charlestown Urban Renewal Plan, located on Belmont Street south of Medford Street, contains 5,026 square feet. The developer plans a two-family structure, which should have a minimum lot size of 6,000 square feet.

Parcel R-9B, at the corner of Belmont and Medford Streets, contains 4,276 square feet. No developer has been selected. but either a single family structure or a two-family structure is anticipated, requiring a minimum lot size of 5,000 or 6,000 square feet. When a developer is selected, his plans will be subject to design review.

In order to facilitate residential development, I recommend that these parcels, which are now in an H-1 (apartment) district, be given an Urban Renewal Area (H-1-U) subdistrict designation. This will relieve the developers of meeting the minimum lot size requirement.

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to add the suffix "U" (Urban Renewal Area subdistrict) to the present H-1 designation of two parcels of land in the Charlestown Urban Renewal Area known as Disposition Parcels R-9A and R-9B. Said parcels are located at the southwest corner of Belmont and Medford Streets.

